

☐ entered in the National Register.  
☐ See continuation sheet.

☐ determined eligible for the National Register  
☐ See continuation sheet.

☐ determined not eligible for the National Register

☒ removed from the National Register

☐ other, (explain:)

Cook's Hotel  
Name of Property

Montgomery Co., Kansas  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

### Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter Categories from instructions)

Domestic: Hotel

Commerce/Trade: Restaurant

### Current Functions

(Enter categories from instructions)

Commerce/Trade: Specialty Store

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Classical Revival

### Materials

(Enter categories from instructions)

Foundation: Concrete

Walls: Brick

Roof: Synthetic

Other: Limestone

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Cook's Hotel

Name of Property

Montgomery Co, Kansas

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Community Planning and Development

### Period of Significance

1910-1941

### Significant Dates

1910

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

A.E. Todd, Contractor

F.N. Bender, Architect (attributed)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering  
Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:



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Name of Property

Montgomery Co., Kansas  
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## 10. Geographical Data

Acreage of Property Less than one

### UTM References

(Place additional UTM references on a continuation sheet.)

1	1	5	2	5	9	8	4	0	4	1	2	2	9	6	0
Zone	Easting				Northing										
2															

3															
Zone	Easting				Northing										
4															

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

Name/title Dale Nimz, for:  
Organization Red Buffalo Ranch Date 12/10/2004  
Street & number P.O. Box 67 Telephone 620-779-1406  
City or town Sedan State KS Zip code 67361

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with SHPO or FPO for any additional items)

## Property Owner

Name Red Buffalo Ranch, Bill Kurtis, property owner; Kristin Schodorf, property manager  
Street & number P.O. Box 67 Telephone 620-779-1406  
City or town Sedan State KS Zip code 67361

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503



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**Description**

The Cook's Hotel building, 113 West Myrtle Street, Independence, is a three-story rectangular commercial block with a full basement. Built in 1910, the building is located in the central business district of Independence, Kansas, at the end of a row of commercial buildings between an alley to the east and Eighth Street to the west. Cook's Hotel is a well-preserved example of Classical Revival commercial architecture. Both the exterior and the first floor interior storeroom have good architectural integrity.

The building is approximately twenty-three feet wide and one hundred ten feet long. It is oriented north and south facing Myrtle Street to the north. There is a nearly flat roof sloping to the rear behind a parapet wall. The roof is covered with modern EPDM roofing.

In the main façade, there is an asymmetrical storefront entrance to the east with an adjacent stair entrance leading to the upper floors. There is a side alley entrance near the southwest corner of the building and a rear entrance. The first floor has a large interior storeroom. There are ten main rooms on both the second and third floors.

The building is brick masonry construction with smooth-cut stone trim and a concrete foundation. The main façade and one front corner bay of the side façade are constructed of pressed brick laid in running bond with tight mortar joints. Most of the east side wall as well as the rear and west side walls are constructed of common brick in common bond. The floors and roof are supported on wooden joists and the interior partition walls are wood frame covered with lath and plaster.

**Exterior**

The first floor storefront has low paneled bulkheads surmounted by asymmetrical display windows and a four-paneled transom composed of square leaded glass panes. There is an exposed steel beam storefront lintel and a molded brick course above the transom. The storefront is framed by raised brick columns with rounded corners, smooth-cut limestone pier blocks, and projecting limestone molded capitals. There is an entrance door with an overhead transom. To the west, the stair entrance has a door with a large glazed panel.

The pattern of brick and stone ornamentation in the front façade continues around the corner of the east side façade for one bay approximately fourteen feet wide. Decorative elements include a projecting stone molding between the first floor and second floor windows. This molding forms a sill for the paired second floor wooden windows with individual transoms, a base for the adjacent pilasters, and continues around the corner to ornament the east façade. Both the second and third floor windows are framed in a raised brick panel. Second floor windows are accentuated by three raised brick pilasters



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with projecting smooth-cut stone bases and capitals. These windows are surmounted by a broad stone molding with a slightly projecting cap. The paired third floor windows have a slender projecting stone sill molding that spans the raised brick panel. Masonry openings in the third floor facade are surmounted by flat brick arches in textured brick. Above these openings, the cornice is accentuated by brick modillions, a smooth-cut stone eave cornice, raised brick columns, and a stone parapet cap.

The east façade is divided by two slightly raised brick piers from the foundation to the parapet. There are fretted brick openings in the east and west parapet wall. The rear side entrance has a round-arched opening and a stone sill. Other decorative elements include smooth-cut stone window sills in the east, south, and west facades. There are rough-cut stone lintels in the east side façade openings and arched brick openings in the west facade. There are wooden double-hung 1/1 windows in these openings. Generally, the window openings are regularly arranged. The first floor windows are smaller and set higher in the east façade. The west façade abuts an adjacent building, but there are windows in the rear of the second story and the third story. The window sizes on the second and third floors increase from north to south. An exterior metal fire escape stair with landings on the second and third floors is attached to the southwest corner of the building.

**Interior**

The first floor interior plan reflects the historic use as a restaurant. There are few partitions except for a modern service area on the west wall near the front stair to the second floor and a small electrical room on the west wall near the rear entrance. Just north of the electrical room, there is a square masonry chimney stack. There is a storage closet under the stair with a paneled wooden door.

Several historic architectural elements remain. Near the storefront entrance, there is an area of mosaic tile floor with a concrete border that marks the original entry. Octagonal black and white ceramic tile are set within an ornamental tile border. It appears that this original entry was located fourteen feet from the east side wall to create a storefront display area.

The first floor storeroom is fourteen feet high with an elaborately detailed pressed metal ceiling. The ceiling is divided into a series of bays by ornamental metal beams. There is an ornamental metal ceiling cornice molding. The ceiling bays have elaborate ornamental panels with ornamental light fixtures suspended on chains. The interior walls of the storeroom are plaster on brick masonry. The flooring is stained and varnished tongue and grooved wooden boards and there is an eight-inch high wooden baseboard. The rear electrical room has a concrete floor. In the southeast corners of the storeroom, there is a pull-up access door to the basement set in the floor.

The second and third floor plans are similar to each other and reflect the historic use as a hotel with a nearly full-length corridor on the west wall and rooms to the north and east. From the first to the second



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floor, there is a side stair that rises to a large landing. There are now four apartments on the second floor. North of the stair landing, the front apartment has three main rooms and a bathroom. This apartment has windows to the north and east. There is a corner fireplace with an ornamental molded tile surround in the northeast corner of the building. South of the stair, there are three apartments. In the rear of the second floor, there is a small mechanical room opening from the corridor with a metal wash basin and two hot-water heaters.

Each apartment has a wooden entrance door with five horizontal panels opening from the corridor. The doors also have screen doors and overhead glass transoms for ventilation. On both the second and third floors, the partition walls and ceilings are wood frame construction covered with lath and plaster. There is wooden tongue and grooved flooring and a heavy wooden baseboard capped with crown molding. Door openings have base blocks, plain side moldings, and head moldings with a slightly projecting cap. Intact windows have a elaborate molding under the sill with smooth side moldings and a head molding with slightly projecting cap. The woodwork has been painted.

The stair from the second to the third floor is located slightly north of the center of the building. It has two flights forming an 'ell. Constructed of dark stained varnished wood, the stair railing has square corner posts with molded base blocks, molded recessed panels, and two upper projecting moldings. The railing has ornamental turned spindles and a molded handrail. The stair has decorative metal inside corners at each riser-tread intersection. The stair has a painted interior wall molding and a corner molding at the landing. The four apartments on the third floor are arranged like those on the second floor.

### Alterations

Although there have been a number of alterations to the old Cook's Hotel building, the exterior has good architectural integrity. Since the basic configuration of the first floor storeroom and the upper floor rooms is intact, the interior architectural integrity is fair. Many interior ornamental features remain. There are areas on both the second and third floors with deteriorated plaster ceilings and much of the interior paint is in poor condition.

### Exterior

Exterior alterations include the installation of a modern storefront window and entrance door to the first floor storeroom. There is a modern wood veneer entrance door in the east side entrance to the first floor storeroom and a modern metal rear entrance door with a metal transom and sidelight. Also, an original alley access opening to the basement located near the southeast corner of the building has been capped with concrete and paved over. The basement door and windows have been removed and covered, but the frames remain.



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In the main north façade, there are aluminum storm windows on the second floor. There are modern replacement windows in the third floor front façade and in the first row of windows in the east side façade. These are smaller double-hung windows with synthetic lapped siding filling in the original opening.

**Interior**

On the first floor on the west wall near the rear entrance, an office and a bathroom have been enclosed with eight-foot high frame and gypsum board partitions. The basement access door has a modern railing. Several modern suspended ceiling fans have been installed.

When the Cook's Hotel building was completed in 1910, the upper two floors were described as having a master suite with a bath and toilet and nineteen other bedrooms. According to local recollections, after World War II, these rooms were converted to apartments and showers were installed to serve returning soldiers. The second floor apartments have individual bathrooms with a wall-hung lavatory, toilet, and small tiled shower. The apartments also have kitchenettes with sinks, counters, and painted wooden cabinets.

Some rooms on the second and third floor have modern suspended ceiling and modern wood frame and gypsum board partitions. Several of the window head moldings were removed when the suspended ceiling was installed. A few rooms have modern wood-grain paneling. In a few interior doors, glazed panels have been replaced by plywood. The stair railing on the second floor landing has been removed. The space under the stair from the second to the third floor has been enclosed.

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Statement of Significance

The old Cook's European Hotel building, constructed in 1910, located at 113 West Myrtle Street, Independence, Montgomery County, Kansas, is eligible for listing on the National Register of Historic Places under Criterion A for its association with the growth and development of Independence during the gas and oil boom from 1901 to 1929. This association is based on the outline of historic architectural contexts documented in the Independence Main Street Historic Resources Survey Report (1988).<sup>1</sup> The two-part commercial block is also eligible under Criterion C as an example of the residential hotel building type and as a significant example of Classical Revival commercial architecture.

Chronology

For several years after 1900, the town of Independence in southeast Kansas grew rapidly in wealth and population. When the gas and oil boom began, the town leaders believed that Independence would become the recognized manufacturing and commercial center of a great population supported by a great industry. As one promoter said in 1901, "with a strong, permanent flow of natural gas, under perfect control, susceptible of wide distribution, what could not be done?"<sup>2</sup>

Natural gas was first piped to Independence in November, 1893 and by 1895 seventy-five gas streetlights were installed in the town center. Abundant gas provided a cheap fuel for an important regional manufacturing enterprise, the Coffeyville Brick and Tile Company. This company constructed a plant in Independence and began production in 1898. By 1903 the brick company was described as "the leading single industry of our city at the present time having the largest payroll."<sup>3</sup>

The business buildings of Independence were already solidly built of brick and stone with plate glass fronts, but the pace of construction and economic activity soon accelerated. In 1902 a reporter describing the construction of a new hotel in Independence by A. C. Stich commented, "this city has for some time been unable to fully supply the many visitors, business men, and the traveling public with hotel accommodations, and the erection of this hotel is very timely, and shows good tact and judgment on the part of its projector."<sup>4</sup>

<sup>1</sup> The historical context for the gas and oil boom in southeast Kansas was documented in the Independence Survey Report. See Dale E. Nimz, "The Enterprise of Independence": Independence Main Street Survey Report (Independence, KS: Main Street Program and City of Independence, June, 1988), 58.

<sup>2</sup> South Kansas Tribune special edition (July, 1901), 2.

<sup>3</sup> Leon A. Sherwood, Independence Centennial Official History (Independence, KS: Tribune Printing, 1970), 34; South Kansas Tribune Industrial Edition, 30 December 1903, 13.

<sup>4</sup> "The New Hotel," Star & Kansan 25 April 1902, 5.



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By 1905 the boom was in full swing as described in this anecdote: "a visitor of five years ago returned to Independence recently, and was amazed at the wonderful change. What improvements! New buildings, new residences, new manufacturing industries, paved streets, brick sidewalks, and many, many new faces."<sup>5</sup> At first the extraction of natural gas fueled the boom. Cement and window glass manufacturing plants were organized and brick manufacturing expanded. Oil production, which was developed on a large scale after 1904, sustained the economic boom in southeast Kansas.

During the decade from 1900 to 1910, the population of Montgomery County increased by 71 percent. By 1910 Montgomery was the leading industrial county in Kansas. The population of Independence, the county seat, was 6,208 in 1902 and this more than doubled to 15,535 in 1907. The town's population was 10,480 in 1910, 12,144 in 1915, 11,820 in 1920, and 12,782 in 1930.<sup>6</sup> Growth required a host of municipal improvements--a city sewage system, an enlarged water plant and a new electrical generating plant.

The most unusual transportation innovation was the opening of the Union Traction Company's service to Independence from Coffeyville on July 4, 1907. This electric interurban railroad extended service to Cherryvale in 1910, to Parsons in 1912, and to Nowata, Oklahoma, in 1915. By 1920 the system carried 75,000 city passengers and 35,000 interurban passengers monthly. At this time, there were fifteen daily trains operating in the regional system. This success was relatively short-lived, however; the company went into receivership in 1927. Buses replaced streetcars on June 14, 1947.<sup>7</sup>

Cook's European Hotel was constructed in 1910 to serve the visitors, businessmen, and traveling workers who came to Independence during the gas and oil boom. The new hotel was located across the street opposite the city and interurban car station. At this time, there were six other hotels in Independence, two within a block of the new Cook's Hotel. By offering individual bathrooms with each room, Mr. and Mrs. Cook made their residence hotel more comfortable for longer stays and distinguished their hotel as modern in comparison to older hotels with smaller rooms and shared facilities.

The new hotel was part of a larger scheme to meet the economic needs of the community. The South Kansas Tribune reported on February 2, "last week a deal was completed that assures the erection of six three-story business buildings." Local businessmen George T. Guernsey, Thomas J. Booth, M. L. Truby, George Robinson, and Milton Cook purchased the half block west of the Citizens National Bank

<sup>5</sup> Independence Daily Reporter Oil & Gas Magazine (1905), 46.

<sup>6</sup> John G. Clark, Towns and Minerals in Southeast Kansas: Study in Regional Industrialization, 1890-1930 State Geological Survey of Kansas #52 (1970), 3-6; "Independence: The Heart of the Kansas Oil and Gas Field," Southwest Directory and Publicity Company (Independence, KS: H. W. Young, & Son 1907), 7; "Independence Survey Report," 74.

<sup>7</sup> Charles C. Drake, Who's Who: A History of Kansas and Montgomery County (Coffeyville, KS: Journal Press, 1943), 115, "Independence Main Street Survey Report," 72.



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on Myrtle Street and east of the government post office lot. The tract included 140 feet of street frontage on Myrtle and 140 feet on Eight Street. As reported, "the architect came in yesterday to consult the owners and outline plans for the finest block of modern business rooms in this part of the state." Presumably, this architect was F. N. Bender, who also designed the Jefferson [later Booth] Hotel which was constructed in 1910-11.<sup>8</sup> Since Thomas J. Booth hired Bender to design his landmark hotel, probably, Bender also prepared plans for the new Myrtle Street buildings.

The building planned for Milton Cook's Quick Lunch restaurant had hotel rooms on the upper floors and was to be located to the east on the alley. This development meant "a new era in Independence business houses, as well as in architecture and shows conclusively how our home capitalists feel in regard to the future."<sup>9</sup> Indeed, the prospects for population and economic growth seemed assured at this time.

By May 11, 1910, Milton Cook had the blueprints for his new rooming house and restaurant. Mr. Cook awarded the construction contract to A. E. Todd, a prominent Independence builder, by June 8. The project was described as "an elegant three-story brick business house on Myrtle Street... This is the beginning of the building up of that block and will be a credit to Mr. and Mrs. Cook's enterprise and push." According to this report, the building would be 110 feet deep with a full basement, a café, office, and kitchen on the first floor, and rooms on the second and third floors. Soon after construction began on Cook's Hotel, contracts also were signed for the construction of two two-story buildings to the west, a rental business building for George Robinson and a drug store for Stevens Brothers.<sup>10</sup>

The brick work on Cook's building was completed by August 3, the basements for the Robinson and Stevens buildings had been completed, and contracts had been signed for construction of three business houses with two facing Myrtle and one facing Eighth Street. This became the Booth Building and later the Booth Theater. At this rapidly developing location, the switch was being laid for the city street car line to connect with the interurban system.<sup>11</sup> Later, the Tribune boasted, "there is not another town in Kansas that is showing as great prosperity as is Independence." By October 26, the Cook, Robinson, and Stevens Brothers buildings were "in the finishing stage." Meanwhile, the Interurban and City Electric companies constructed their line from the northwest to the southeast corner of the city and were completing the rest of the streetcar system in Independence.<sup>12</sup>

Early in December, the Tribune described Cook's Rooming House as "one of the finest of the many city improvements this season." The hotel was "a handsome brick, 23x110 feet, with a modern plate glass

<sup>8</sup> According to an advertisement in the South Kansas Tribune 30 November 1910 on page 7, Mr. Bender had an office in room 4, Keystone Building, Independence.

<sup>9</sup> "A Three-Story Brick," South Kansas Tribune 2 February 1910, 1.

<sup>10</sup> South Kansas Tribune 11 May 1910, 5; 8 June 1910, 1; 29 June 1910, 7.

<sup>11</sup> "Building Up Myrtle Street," South Kansas Tribune 3 August 1910, 3.

<sup>12</sup> "Independence Prospering," South Kansas Tribune 26 October 1910, 1.



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front, with full basement story, a fine business room and the two upper stories arranged for an elegantly equipped rooming house, where one can get a room for one night or longer. Mr. and Mrs. Cook have a suite of rooms including bath and toilet, elegantly arranged. In addition there are nineteen bed rooms, each with outside light and ventilation, heated by steam and with hot and cold water. These guest rooms are furnished with entire new furnishings, beds and bedding, carpets, rugs, rockers, etc., not an old piece in the house, and are down-to-date. . . Those who want a nice clean room, clean, new bedding, will find it at Cook's Rooming House."<sup>13</sup>

From 1911 through 1920 the property was listed in the city directory as Cook's European Hotel with Milton Cook as the proprietor in 1911 and 1912. Later, G. Edward Baden was listed as proprietor in 1913 and Mrs E. Meyer in 1914 and 1916. O. E. McAnulty and his wife Gertrude were listed as hotel proprietors in 1916-17, 1918, and 1920. In 1923 Dora McCurdy (husband Sydney) was the hotel proprietor and W. S. Dougherty was the proprietor in 1925. The hotel was not listed again until 1939 when it was the Jons Hotel, Mrs. Elz L. Hayes, proprietor.

From 1911 until after 1918, the first floor was occupied by Wills & Son, confectioners. Charles H. and J. Clarence Wills were the principal partners; Leo and Marion Wills also worked as clerks. Milton Cook returned to Independence in 1919. The Tribune reported on June 25 that Cook and his son were "on the job at the former Wills Lunch Counter" and mentioned that Cook owned two buildings and "will own the National Supply building opposite, in a few months."<sup>14</sup> The National Supply building was completed in June, 1920. Milton Cook was listed as proprietor of Cooks Quick Lunch in 1920 and 1923.<sup>15</sup>

In 1925 the first floor was listed as the Arcade Billiard Hall and barber shop, E. E. Easterday proprietor. In 1927, it was the J. C. James Billiard Parlor and barber shop. From 1929 to 1937, the storefront was C. C. Zimmerman's Billiard Hall.

Although the town of Independence greatly benefited from industrial development in southeast Kansas, the boom ended in the Depression of the 1930s. Gas and oil resources declined and many of the manufacturing plants could not adopt new methods and technology quickly enough to remain competitive. The population and wealth of Independence peaked in the early 1920s, then declined slightly and remained nearly constant for many years. The construction dates of buildings in the central business district reflected this pattern.

<sup>13</sup> "Cook's Rooming House," South Kansas Tribune 7 December 1910, 5.

<sup>14</sup> South Kansas Tribune 25 June 1919, 3.

<sup>15</sup> Milton Cook had married Nellie Koho in 1898 in Cherryvale. The Cooks also lived in Cherryvale for several years and Mr. Cook operated businesses there. The Cooks had four children. Milton Cook died sometime before Mrs. Nellie Cook died in 1953, see "Obituary," Independence Reporter 29 October 1953, 5.



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Because the population and economic growth stabilized, there was less demand in Independence for accommodating visitors and transient workers. This change affected the use of the Cook's Hotel building after World War II. In 1947 the Noller Typewriter Company and the Caskey Piano Shop occupied the first floor storefront. The upper floors of the old hotel served as apartments. In 1950 the storefront became the Acme Paint Store with the Jacesdes Apartments on the upper floors. These uses continued until the 1970s. For a brief period in the mid-1990s, the Independence Arts Council occupied the storefront. Recently, Bill Kurtis purchased the old Cook's Hotel building. Now there is a bookstore/art gallery in the storefront. Mr. Kurtis plans to rehabilitate the apartments on the upper floors.

**Architectural history**

The old Cook's Hotel building is a well preserved example of the Classical Revival architectural style. Influenced by the Beaux-Arts tradition, the Classical Revival style (sometimes termed Neoclassical Revival) became widely popular in the United States during the first half of the twentieth century. Renewed interest in classical forms stimulated by the Columbian Exposition at the Chicago's World Fair in 1893. This style was particularly popular for government buildings. In 1903 James Knox Taylor, supervising architect of the U.S. Treasury, decided "we will construct buildings of the classical style of architecture, as the old Greeks and Romans did."<sup>16</sup> Often, these government buildings were constructed with a smooth-faced ashlar limestone finish, pilasters, a parapet and unadorned roof line.<sup>17</sup>

The distinguishing architectural features of Cook's Hotel include the raised brick columns flanking the first floor storefront. The columns are accentuated with stone bases and capitals. Windows on the second and third floors are emphasized by a raised brick frame. On the second floor, classical details are the stone transom molding, pier bases, capitals, and molded belt course. On the third floor, there is a stone sill, flat brick arches, brick modillions, a stone eave cornice and parapet cap. On the east alley façade, the windows are ornamented with rough-cut stone window sills and lintels.

The building has good architectural integrity. Because its original location, contemporary setting, well preserved design, materials, and workmanship convey a sense of the past, the feelings and associations that provide a vivid sense of past time and place are evident.

<sup>16</sup> Poppeliers, John C. and S. Allen Chambers, What Style Is It?: A Guide to American Architecture revised edition (Hoboken, NJ: John Wiley & Sons, 2003), 98.

<sup>17</sup> Blumenson, John J. G. Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945 Revised 2nd edition (New York: W. W. Norton, 1981), 68-69.



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Possibly, the choice of the Classical Revival style for Cook's Hotel was intended to distinguish the new "European" residence hotel from older hotels with smaller rooms and shared facilities. Classical detailing signified the modern elegance of the new hotel compared to those already in use in the Independence central business district.

The old Cook's Hotel building is a two-part commercial block, "the most common type of composition used for small and moderate-sized commercial buildings throughout the country." This building type is characterized by a horizontal division into two distinct zones that reflect differences in the interior uses.<sup>18</sup> Cook's Hotel illustrates this type with a façade denoting the first floor public restaurant and more private hotel rooms on the upper two floors.

During the late nineteenth century, the commercial buildings in Independence were improved; they were transformed from wood frame to brick and stone structures. This was a reaction to several major fires in 1875, 1882, 1883, 1884 and two more in 1885. After the February 12, 1875 fire when eighteen businesses were destroyed, the Independence City Council passed an ordinance compelling all persons building in the center of the business district to use stone, brick, or other incombustible material and to cover the building with a fireproof roof. This ordinance established architectural standards for the central business district at an early date.<sup>19</sup> As a three-story brick building, Cook's Hotel was typical of the fire-resistant masonry commercial buildings erected in downtown Independence during the early twentieth century.

A. E. Todd, a prominent local contractor, built the Cook's Hotel building. Todd also built other significant structures in Independence during the early twentieth century. These included the Booth Building, the Episcopal Church, and Memorial Hall as well as fine residences for Earl Sinclair, Alf Landon, and others. In his obituary, Todd was remembered as the "builder of many of Independence's fine residences, churches and other establishments."<sup>20</sup>

<sup>18</sup> Longstreth, Richard, The Buildings of Main Street: A Guide to American Commercial Architecture (Washington, DC: Preservation Press, National Trust for Historic Preservation, 1987), 24.

<sup>19</sup> "Independence Main Street Survey Report," (1988), 63.

<sup>20</sup> Independence Daily Reporter 29 January 1961, 1.

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Verbal Boundary Description

East ½, Lot 22, Block 42

Boundary Justification

This boundary includes all of the land historically associated with this property.

Photographs

The following information is consistent for all photographs:

1. Cook's Hotel
2. Montgomery Co., Kansas
3. Photograph by Sean Clapp
4. December 13, 2004
5. Negative on file with Clapp

The following information is specific to each photograph:

<u>Photo #</u>	<u>Description of View</u>
1.	View from the north
2.	View from the north
3.	View of third-story façade from the north
4.	View of upper-story façade from the north
5.	View of storefront from the north
6.	View of corner and east elevation from the northeast
7.	View from the northeast
8.	View from the northeast
9.	View from the northeast
10.	View of entrance on east elevation from the east
11.	View of rear elevation from the south
12.	View from the southwest
13.	View of interior from the south
14.	View of first floor ceiling detail
15.	View of staircase to second floor
16.	View of staircase between second floor and third floor

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- 17. View of staircase landing from the third floor
- 18. View of second floor room
- 19. View of third floor room
- 20. View of interior hallway



685  
(SYCA
$$\begin{array}{r} 95^{\circ}45' \\ 37^{\circ}15' \end{array}$$

95°45'

257000mE

258

R. 15 E.

259

42'30''

YATES CENTER 49 MI.  
SYCAMORE 5.5 MI.

R. 16 E. 261

685  
(SYCA

37-15  
Look's Hotel  
Montgomery Co., Kansas  
JTM Coordinates -  
5/259840/4122960

